

Courtyard Homes Association Inc.
Approved Budget
January 1, 2026 - December 31, 2026

| | 2025 Approved Budget | 2026 Approved Budget |
|---------------------------------------|----------------------------|----------------------------|
| INCOME | | |
| 5010 Assessment Fees | 1,048,795 | 1,059,525 |
| 5012 Reserve Fees | 30,000 | 33,670 |
| 5015 Operating Interest | 0 | 0 |
| 5020 Late Fees | 0 | 0 |
| TOTAL INCOME | 1,078,795 | 1,093,195 |
| EXPENSE | | |
| ADMINISTRATIVE | | |
| 7110 Insurance | 553,000 | 522,000 |
| 7115 Prof. Fees - Audit / Taxes | 250 | 5,800 |
| 7120 Management Fees | 22,896 | 23,820 |
| 7125 Office Exp / Supplies / Misc. | 3,000 | 4,500 |
| 7127 Website | 1,200 | 1,200 |
| 7130 Social/Comm Affairs/Bereavement | 150 | 200 |
| 7135 Legal Fees | 500 | 500 |
| TOTAL ADMINISTRATIVE | 580,996 | 558,020 |
| GROUNDS | | |
| 7210 Irrigation Maint / Repair | 7,500 | 7,000 |
| 7215 Landscape Contract | 63,000 | 67,400 |
| 7220 Landscape Mulch | 7,800 | 8,000 |
| 7225 Landscape Repairs & Maint. | 12,000 | 15,000 |
| TOTAL GROUNDS | 90,300 | 97,400 |
| REPAIRS & MAINTENANCE | | |
| 7310 Building Maint / Repairs | 8,000 | 8,000 |
| 7315 Pest Control Int / Ext / Termite | 7,200 | 7,200 |
| 7320 Weed Control | 8,800 | 1,500 |
| TOTAL MAINTENANCE | 24,000 | 16,700 |
| POOL & RECREATION | | |
| 7410 Pool Contract / Algae Treatment | 4,800 | 6,120 |
| 7415 Pool / Deck Repairs | 4,000 | 5,500 |
| 7420 Pool Janitorial | 2,100 | 2,100 |
| NEW Powerwashing | 0 | 1,000 |
| 7425 Pool & Spa Permits | 375 | 400 |
| TOTAL POOL & RECREATION | 11,275 | 15,120 |
| UTILITIES | | |
| 7510 Electric | 16,000 | 12,270 |
| 7515 Cable Television | 71,774 | 77,140 |
| 7520 Water / Sewer / Trash | 74,000 | 80,175 |
| TOTAL UTILITIES | 161,774 | 169,585 |
| OTHER | | |
| 9010 Reserve Transfer | 30,000 | 33,670 |
| 9020 Perico Bay Club Master Dues | 163,200 | 163,200 |
| 9025 Contingency | 17,250 | 39,500 |
| TOTAL OTHER | 210,450 | 236,370 |
| TOTAL EXPENSES | 1,078,795 | 1,093,195 |

| MONTHLY ASSESSMENT | 2025 | 2026 |
|--------------------|------------------|------------------|
| MAINTENANCE | \$ 874.00 | \$ 882.94 |
| RESERVES | \$ 25.00 | \$ 28.06 |
| TOTAL | \$ 899.00 | \$ 911.00 |

Total Units 100
Times Paid Per Year 12

Courtyard Homes Association Inc.
APPROVED BUDGET FOR THE PERIOD
 January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|-------|----------------------|---------------------------------|--------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|--------------------------------|------------------------------------|--------------------------------------|-------------------------------|-------------------------|
| | | ESTIMATED LIFE EXPECTANCY | ESTIMATED REMAINING LIFE | ESTIMATED REPLACEMENT COST | BEGINNING BALANCE 1/1/2025 | ASSESSMENTS COLLECTED 2025 | ESTIMATED EXPENDITURES 2025 | ESTIMATED TRANSFERS 2025 | ESTIMATED BALANCE 12/31/2025 | ADDITIONAL RESERVE REQUIREMENT | ANNUAL RESERVE REQUIRED | COST/ UNIT/ MONTH |
| ACCT# | ASSET | | | | | | | | | | | |
| 3510 | Deferred Maintenance | 1 | 6 | 306,000 | 72,607 | 30,000 | 0 | 1,372 | 103,979 | 202,021 | 33,670 | 28.06 |
| 3515 | Interest - Current | | | | 0 | 1,372 | 0 | -1,372 | 0 | 0 | 0 | 0.00 |
| | | | | 306,000 | 72,607 | 31,372 | 0 | 0 | 103,979 | 202,021 | 33,670 | 28.06 |